



GF & LGF 11 Old Town, London SW4 0JT

TO
LET

997
Sq Ft

£35,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor and basement retail unit previously trading as a high end Nail Bar.

Built in 2016 this unit is still in excellent condition and benefits from an attractive double fronted shopfront, main retail area on the ground floor with a full height, fully tanked basement with kitchenette and WC.

Suitable for a retail unit, office, studio, clinic, and many others this unit offers a rare opportunity to acquire a valuable frontage in the affluent area of Clapham Old Town.

We understand the property currently has E use.

Rent

£35,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC VAT
C TBC

LTA 1954
Negotiable

Local Authority

LB Lambeth

Utilities

A/C, Single Phase Elec

Accommodation

	Sq M	Sq Ft
Ground:	54.24	584
Basement:	38.37	413
Total (GIA):	92.61	997

360 Tour and Floor Plan Available

Business Rates

Rateable Value: £32,500
Rates Payable (23/24): £16,218 pa

With Small Bus Relief: pa*
With 75% Retail Relief: pa*
With both Reliefs: pa*

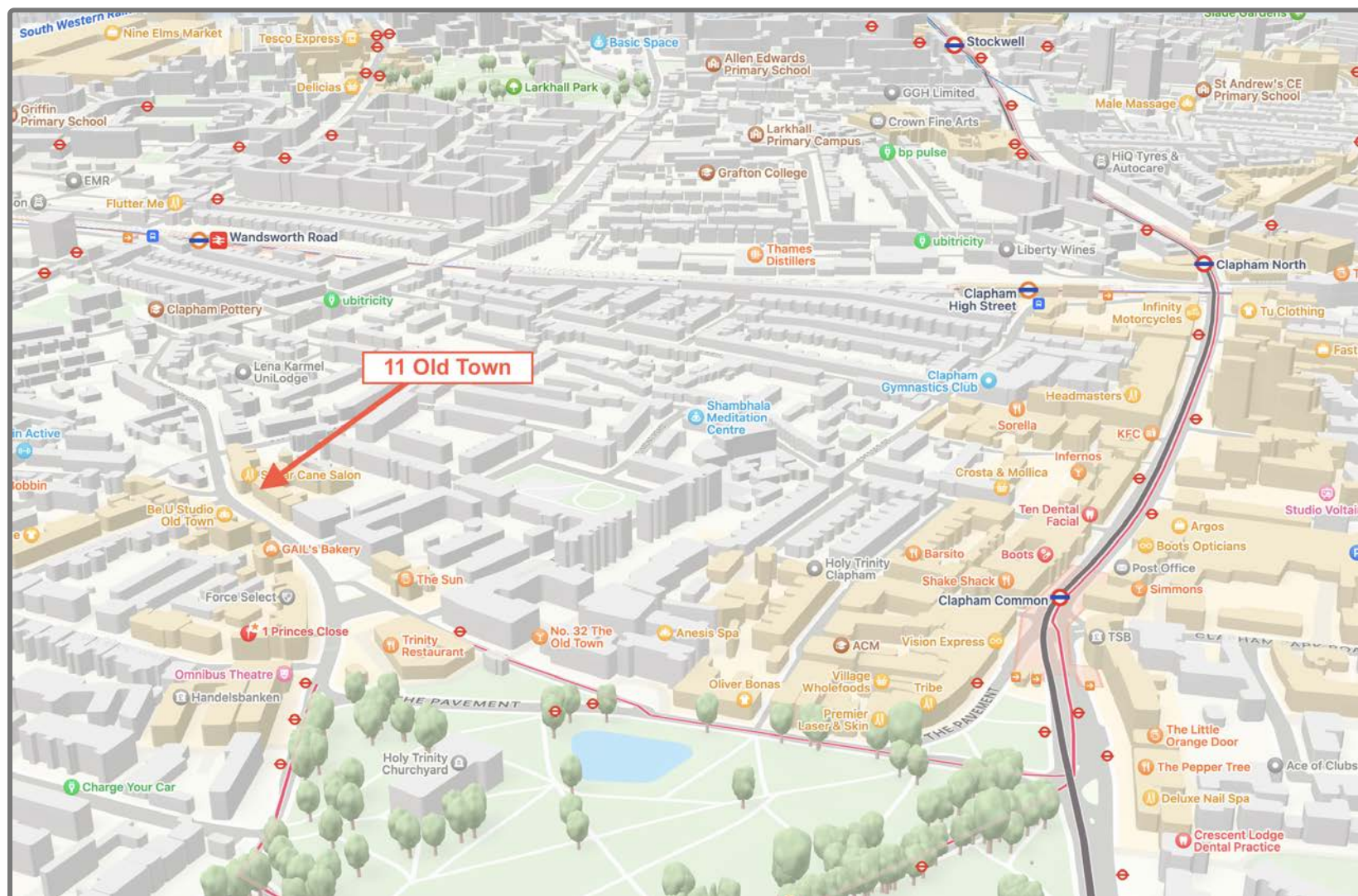
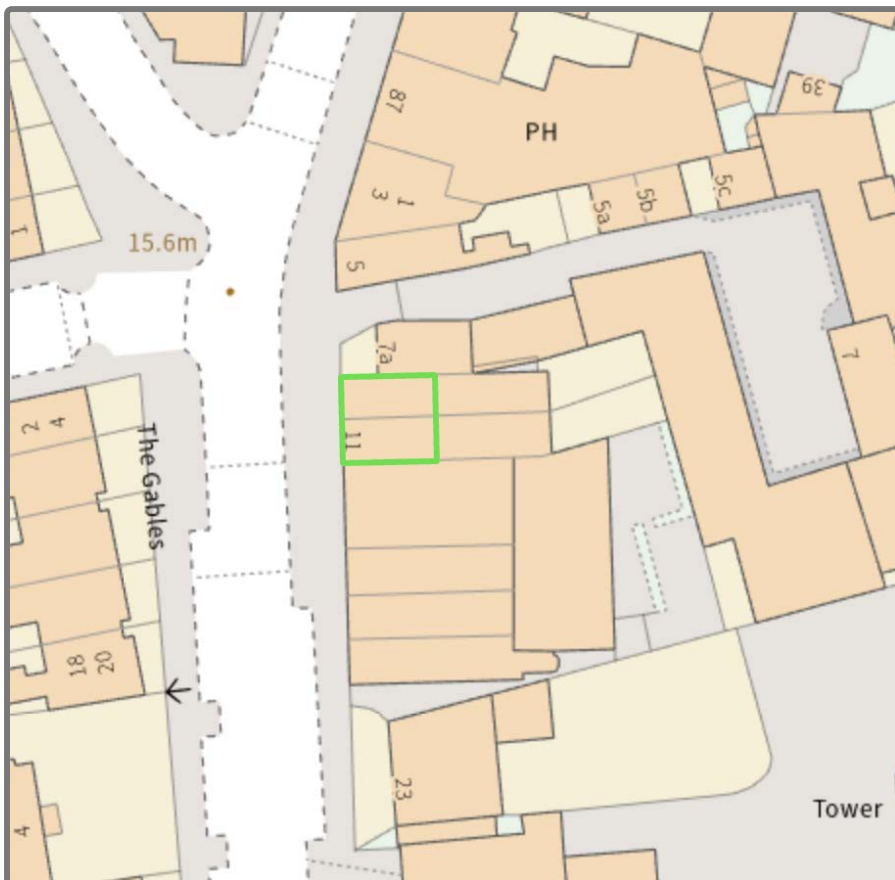
*Parties must make their own enquiries to ensure business rates payable are correct and whether they are eligible for Small Business or Retail Relief.

Location

The property is situated on the East side of Old Town in Clapham, SW London.

Neighbours include The Apollo Arms, The Pigs Head, Gails Bakery, Old Town Tavern, and Virgin Gym.

Clapham Common Underground and Wandsworth Road Stations are both 6 mins walk away, connecting you to the Northern and Overground lines. The area is well serviced by a number of bus routes.



Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

1 Princes Close
Clapham Old Town
London
SW4 0LG

evanspearson.co.uk



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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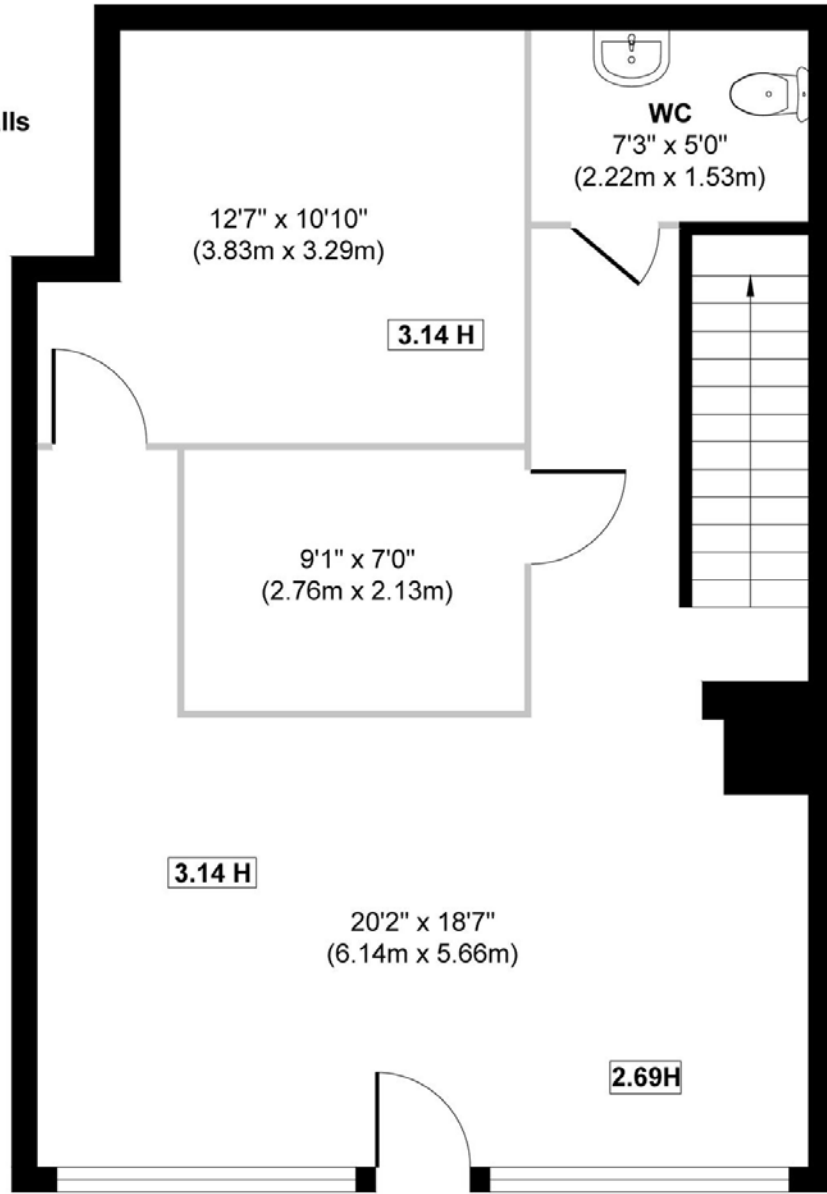


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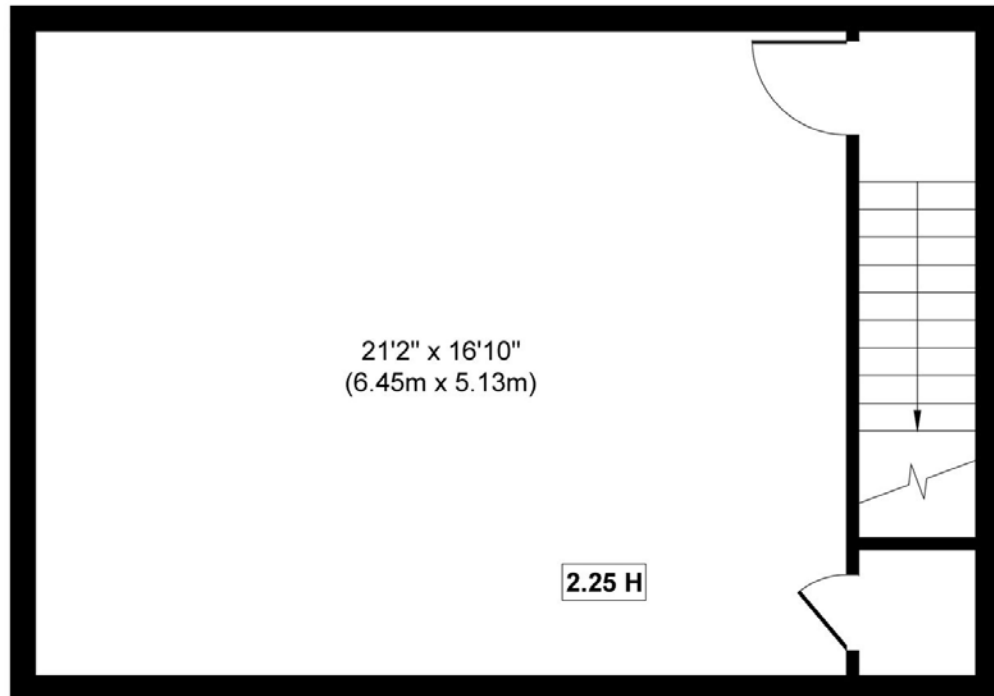
11 Old Town, SW4

Height = Ceiling height

— = Non Structural Walls



Ground Floor
Approximate Floor Area
584 sq. ft
(54.24 sq. m)



Basement
Approximate Floor Area
413 sq. ft
(38.37 sq. m)

Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 997 sq. ft / 92.61 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property